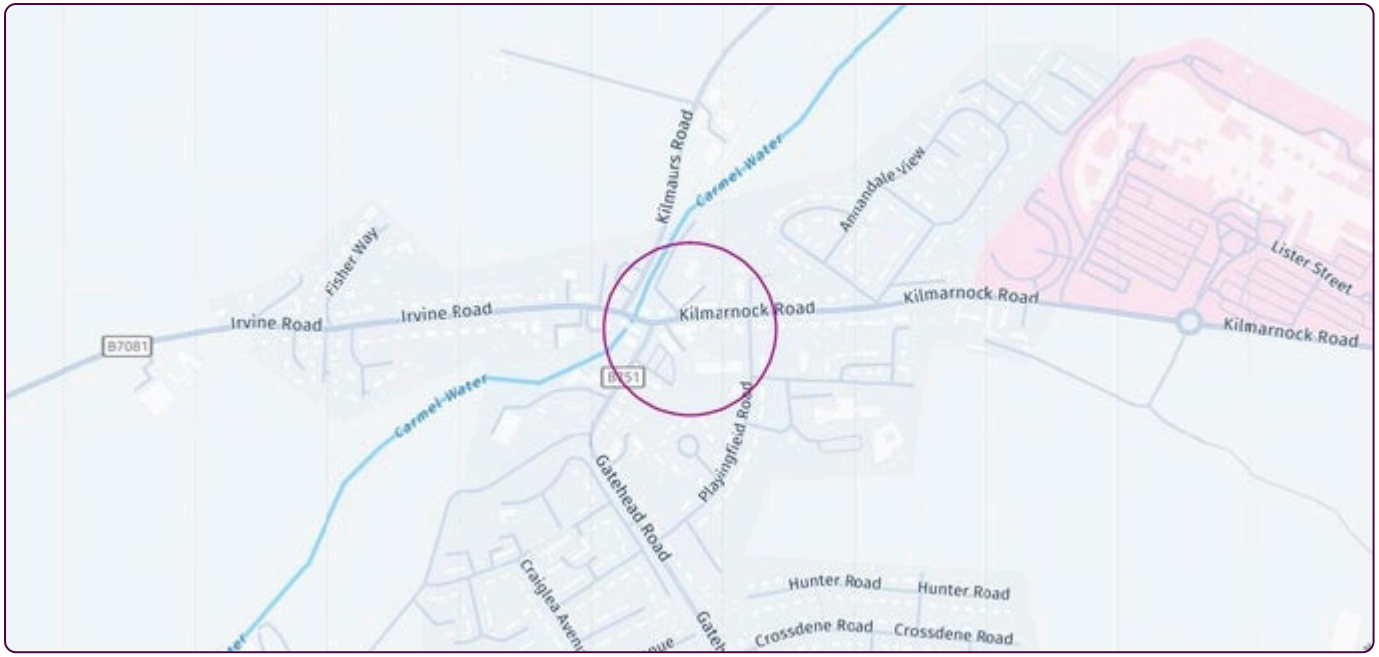
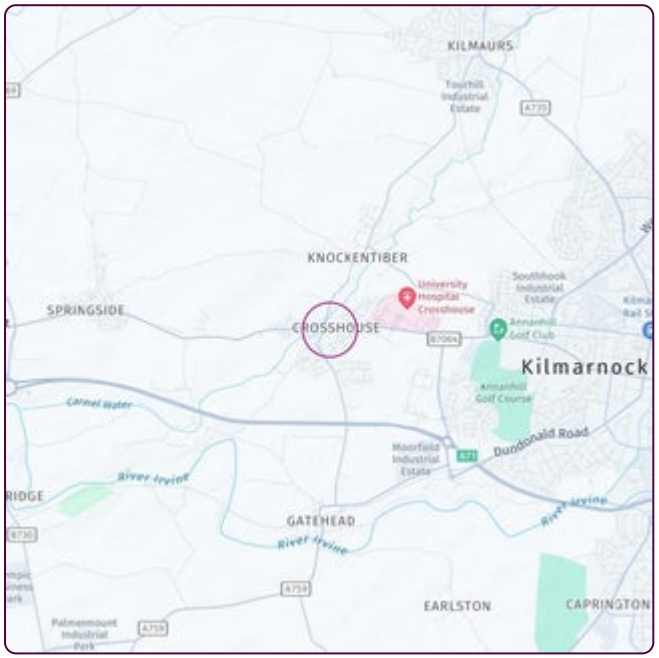


MCCHRISTIES BAR & RESTAURANT

22-26 Kilmarnock Road, Crosshouse, KA2 0HA

FREEHOLD: OFFERS OVER - £650,000 | REF: 6863624







KEY HIGHLIGHTS

- Bar & Restaurant
- Seven En Suite Letting Rooms
- Fully Fitted Commercial Kitchen
- Private Car Park
- Excellent Beer Garden
- Energy Rating F

LOCATION

McChristies Restaurant is prominently located in the village of Crosshouse, East Ayrshire, approximately two miles south of Kilmarnock Town Centre. The property lies around one mile from the A77, providing direct access to Ayr (c.15 miles) and Glasgow (c.25 miles). Glasgow Airport is approximately 30 miles away.

The restaurant benefits from a strong local catchment, close proximity to residential areas and major employers, including University Hospital Crosshouse which is within walking distance.

Public transport is readily available, with regular bus services through Crosshouse linking directly to Kilmarnock, Ayr and surrounding towns. Kilmarnock Railway Station which offers frequent services to Glasgow and the wider rail network, is located approximately two miles from the property.

THE OPPORTUNITY

Our clients acquired the property in 2007 however are now selling due to retirement. Since acquiring the property, they have thoroughly refurbished the site to a fantastic standard which in turn has created a well performing business now well placed to be taken to the next level.

McChristies offers dishes such as macaroni, burgers and steak although could easily adapt to suit other menus or cuisines. The letting rooms are not pushed and are very rarely advertised online. A new owner could generate further income by selling via the many OTA's online.

The business currently trades Tuesday to Sunday to suit our clients other business interests, these could easily be extended which again would generate further income. McChristies has a strong following on Facebook of over 6.5k and boast excellent reviews across TripAdvisor and Google.

DESCRIPTION

A great opportunity to acquire McChristies Bar & Restaurant in Crosshouse, a popular establishment offering food, drinks and accommodation.

The property has undergone a huge refurbishment over the years presenting a turnkey business for the ingoing purchaser.

There is a large sheltered beer garden to the rear and private parking for around six cars.





INTERNAL DETAILS

Entry is to the front of the property. The bar can accommodate for around 60 via a mixture of wooden tables and leather seating. There is a pool table and darts lane in the snug, to the rear, with a bar to the right as you enter. The bar area is modern with wooden flooring, wood panelled walls and an exposed stone featured wall to the rear, with customer toilets.

The bar leads to the restaurant via a fully equipped commercial kitchen. The restaurant accommodates for around a further 60 via moveable tables and chairs as well as seating booths. The restaurant has been refurbished over the last four years.

A door to the rear leads to a fully enclosed beer garden.

There are seven rooms located across the first floor and an office, which could be converted back. All rooms are en suite and some have cooking facilities.

TRADING HOURS

Monday
Closed

Tuesday to Sunday
12.00pm - 10.00pm

STAFF

All staff will transfer under TUPE after the sale has completed. A full staff schedule will be provided when appropriate.

FIXTURES & FITTINGS

All fixtures and fittings are included with the sale (excluding any personal items). A full inventory will be provided after a deal has been agreed.

TRADING INFORMATION

Accounts / Management accounts can be provided after a formal viewing.






McCHRISTIES
Bingo & Karaoke
Sunday 26 April







EXTERNAL DETAILS

The property comprises a substantial, traditional two-storey standalone building of rendered masonry construction beneath a pitched tiled roof. The exterior is finished in a clean white render with contrasting grey-painted surrounds, presenting an attractive and well-maintained appearance that is immediately recognisable as an established hospitality venue.

The property benefits from dual access points, including a main public entrance and a secondary entrance leading to the rear car park which can accommodate for six cars, clearly signed from the gable elevation.

The building occupies a corner position, further enhancing prominence and accessibility.

REGULATORY

Premises License

BUSINESS RATES

The Rateable Value from 1 April 2026 will be £31,400. Confirmation of actual rates payable can be obtained from the local Authority.




UPPER FLOOR PLAN 1:100

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



TONY SPENCE
Associate Director - Hospitality
T: +44 7546 698 684
E: tony.spence@christie.com

CHRISTIE & CO